

Item: _____ ORD 08-20
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A
Budget Opening Required: ☐

ISSUE:

Application: ZT-3-2008. An Ordinance amendment regarding standards for detention facilities/jails.

SYNOPSIS:

This Ordinance amends Sections 7-1-103, 7-9-104 and adds Section 7-6-1109 to Title 7 of the West Valley City Municipal Code.

BACKGROUND:

Currently the West Valley City code allows for detention facilities and jails to be located in a Manufacturing Zone as a conditional use. However, the use is not defined in the Code and requirements for locating such facilities are not defined. Therefore, Staff has proposed the following guidelines:

Definition:

“Detention Facility/Jail” means any facility operated to house offenders in a secure setting for the duration of their confinement commitment, or facility providing assessment, stabilization and treatment services for parole violating offenders and/or non-compliant probationers.

Parking:

2 spaces per 3 employees, 1 space per 20 inmates and 1 space per each service vehicle stored on site.

Note: Parking spaces must be adequately sized for the vehicles being stored or parked on site.

Spacing Requirements:

No Detention Facility/Jail shall be located within one quarter mile of any public or private school, church, public library, public playground or park, or residential zone boundary.

The site should have a buffer of at least 200 feet between the fenced compound and site property line. This buffer area may include xeriscape or turf landscaping.

Shall not be within 5 miles of any other Detention Facility/Jail

Building:

The primary façade of the facility must meet the West Valley City Commercial Design Standards.

Landscaping:

The landscaped setback along any public or private right of way must be at least 60 feet. The area must include a 2-3' berm with one tree planted every 600 square feet. No more than 50% turf is allowed in this area and there must be a combination of 4 shrubs per tree with a mixture of living and non-living groundcover.

Noticing:

The applicant shall send a notice by mail to all property owners or persons operating a business within 300 feet of the property line of a proposed Detention Facility/Jail Detention Facility/Jail indicating the exact location of the property and its intended use.

RECOMMENDATION:

The Planning Commission and City Staff recommend approval of this Ordinance.

SUBMITTED BY:

Jody Knapp, Principal Planner